

REGULAR MEETING

SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

A regional joint powers authority dedicated to the reuse of Norton Air Force Base
for the economic benefit of the East Valley

**WEDNESDAY
JANUARY 14, 2009
3:00 P.M.**

Loma Linda City Hall
Council Chambers
25541 Barton Road
Loma Linda, California

AGENDA

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **ITEMS TO BE ADDED OR DELETED**
- D. **CONFLICT OF INTEREST DISCLOSURE/INFORMATIONAL ITEMS**
 - 1. Note agenda item contracts and subcontractors which may require member abstentions due to possible conflicts of interest
 - 2. Informational Items

E. **COMMISSION CONSENT ITEMS**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time unless the Commission directs that an item be held for further discussion under **DEFERRED ITEMS G.**

3. Receive Register of Demands
4. Receive and File Treasurer's Report for November 30, 2008, for the San Bernardino International Airport Authority (SBIAA)
5. Approve Meeting Minutes: November 19, 2008
6. Approve Meeting Minutes: December 10, 2008

ACTION ON CONSENT CALENDAR

F. **COMMISSION DISCUSSION ITEMS**

7. Adopt Resolution No. 2009-01 of the San Bernardino International Airport Authority (SBIAA) approving the Final Form of Amendment No. 2 to the FBO Lease Agreement with SBD Properties, LLC, as Fixed Base Operator, including Amendments to the Fuel Farm Management Agreement
8. Adopt Resolution No. 2009-02 of the San Bernardino International Airport Authority (SBIAA) Designating Check Signers for the San Bernardino International Airport Authority Checks and Wire Transfers
9. Approve Submission of the Airport Capital Improvement Plan (ACIP) to the U.S. Department of Transportation Federal Aviation Administration (FAA)

G. **ADDED AND DEFERRED ITEMS**

H. **PUBLIC COMMENT**

I. **CLOSED SESSION**

I. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: San Bernardino International Airport

Negotiating Parties: Philip H. Mook, Jr. on behalf of the **United States Air Force**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning price and terms of payment for acquisition of all or portions of available areas at the San Bernardino International Airport

II. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Terminal Building (Building 673)
105 N. Leland Norton Way, San Bernardino, CA,
and approximately 66,000 square feet of property located on the Northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **Norton Development Company, LLC**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of an Amendment to Lease Agreement for said property

III. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Approximately three (3) acres of property located on the northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **SBD Properties, LLC**
Donald L. Rogers, Interim Executive Director, on
behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator
concerning terms and conditions of an Amendment
to Lease Agreement

IV. Conference with Real Property Negotiator Pursuant to Government Code
Section 54956.8

Property: Building 763/Hangar Complex Bays 1, 2, 3 & 4,
including the East Annex
255 S. Leland Norton Way, San Bernardino, CA

Negotiating Parties: Scot Spencer on behalf of the **SBD Aircraft
Services, LLC** and Dale Stix, Jose Gonzalez, Don
Cardenas Sr., Don Cardenas II as potential
sublessees
Donald L. Rogers, Interim Executive Director, on
behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator
concerning lease terms and conditions

V. Conference with Real Property Negotiator Pursuant to Government Code
Section 54956.8

Property: Approximately nine (9) acres of property located
north of Taxiway "E" and east of the Regional
Aircraft Rescue and Fire Fighting (ARFF) Training
Center on the northern portion of the Airport,

Negotiating Parties: Scot Spencer on behalf of the **Million Air
Development Company, LLC**
Donald L. Rogers, Interim Executive Director, on
behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator
concerning lease terms and conditions

VI. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Hangar 795

Negotiating Parties: John Rountree on behalf of the **Certified Aviation Services, LLC**
Bill Ingraham, Aviation Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning lease terms and conditions

VII. Conference with Legal Counsel – Anticipated Litigation. There is significant exposure to litigation pursuant to Government Code Section 54956.9(b) - one case.

J. **ADJOURN MEETING**

San Bernardino International Airport Authority (SBIAA) Commission meetings are aired on City of San Bernardino Access Channel 3 at 6:00 p.m. on the Monday following the Commission meeting and at 2:00 p.m. on the Wednesday following the Commission meeting. Copies of the reports or other written documentation relating to each agenda item described in Section E. and Section F. above will be provided at the meeting and are on file in the office of the Assistant Secretary of the Commission, 294 S. Leland Norton Way, Suite 1, San Bernardino, California. They are available for public inspection during regular office hours which are 8:00 a.m. to 5:00 p.m., Monday through Friday. This agenda was posted in accordance with applicable State law. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the San Bernardino International Airport Authority office at (909) 382-4100. Notification 48 hours prior to the meeting will enable SBIAA staff to make reasonable arrangements to ensure accessibility to this meeting.